118.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,100 / 749,100
					USE VALUE:	749,100 / 749,100
					ASSESSED:	749,100 / 749,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHIN HIJUNG
Owner 2:	CHAN GODINE KOK YAN
Owner 3:	
Street 1:	289 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IVINS MICHAEL & MARGEAUX -
Owner 2:	-
Street 1:	289 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,341 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1977, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6341.000	364,100	600	384,400	749,100
Total Card	0.146	364,100	600	384,400	749,100
Total Parcel	0.146	364,100	600	384,400	749,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.99 | /Parcel: 545.9

Legal Description

User Acct 76571

GIS Ref

GIS Ref

Insp Date 09/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0006-0009.0

!9213!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,100	600	6,341.	384,400	749,100	749,100	Year End Roll	12/18/2019
2019	101	FV	245,200	700	6,341.	389,900	635,800	635,800	Year End Roll	1/3/2019
2018	101	FV	245,200	0	6,341.	291,100	536,300	536,300	Year End Roll	12/20/2017
2017	101	FV	245,200	0	6,341.	263,600	508,800	508,800	Year End Roll	1/3/2017
2016	101	FV	245,200	0	6,341.	252,600	497,800	497,800	Year End	1/4/2016
2015	101	FV	238,800	0	6,341.	214,200	453,000	453,000	Year End Roll	12/11/2014
2014	101	FV	238,800	0	6,341.	203,200	442,000	442,000	Year End Roll	12/16/2013
2013	101	FV	238,800	0	6,341.	193,300	432,100	432,100		12/13/2012

PRINT

Date	Time
12/10/20	23:43:05

LAST REV

Date	Time
01/02/20	18:19:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9213

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IVINS MICHAEL &	71327-316	1	7/17/2018		800,000	No	No		
PERKINS ALEXAND	65688-88		7/7/2015		550,000	No	No		
LABUDOVIC MARKO	62872-534		11/1/2013		496,000	No	No		
MONAGHAN RALPH	46400-69		11/1/2005		440,000	No	No		
SINGER MICHAEL	32144-278		12/15/2000		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	76571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2015	959	Redo Kit	17,500		7/15/2015			Kitchen remodel. N

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Inspected	CC	Chris C
8/31/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
1/28/2006	MLS	MM	Mary M
4/11/2001	Inspected	PM	Peter M
3/19/2001	MLS	MM	Mary M
2/15/2000	Measured	264	PATRIOT
9/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6341		Sq. Ft.	Site		0	70.	0.87	5			Ledge	-10					384,446						384,400	

Total AC/HA: 0.14557 | Total SF/SM: 6341 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,446 | Spl Credit | Total: 384,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	89732
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378518
Depreciation:	14384
Depreciated Total:	364134

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

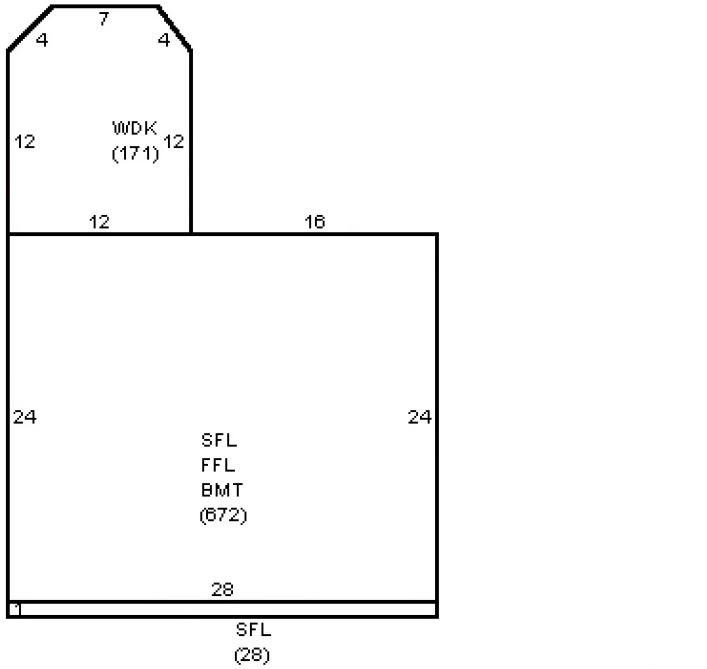
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	164.38
Final Total:	364100	Val/Su SzAd	265.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	182.230	127,562
BMT	Basement	672	54.670	36,738
FFL	First Floor	672	182.230	122,460
WDK	Deck	171	11.850	2,026

Net Sketched Area:	2,215	Total:	288,786
Size Ad	1372	Gross Are	2215	FinArea	1372
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	2X8	A	GD	1998	0.00	T	12.6	101						
19	Patio	D	Y	1	13X13	A	AV	2000	4.47	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc